

## Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### Levy Authority Summary

Local Government Name: PEOSTA  
Local Government Number: 31G297

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL	31006	7

**TIF Debt Outstanding:** 3,516,743

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	12,893	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	294,535
TIF Sp. Revenue Fund Interest:	562
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>295,097</b>

Rebate Expenditures:	131,458
Non-Rebate Expenditures:	186,056
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>317,514</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	-9,524	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 3,208,753

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## Urban Renewal Area Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL  
 UR Area Number: 31006

UR Area Creation Date: 04/1989

UR Area Purpose: To provide incentives to attract new businesses and expand existing businesses and also provide resources to upgrade and maintain water, sewer and street infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PEOSTA CITY/WESTERN DBQ SCH/UR 13 INCREM	31096	31095	12,393,446
PEOSTA CITY AG/WESTERN DBQ SCH/UR13 INCREMENT	31157	31148	0
PEOSTA CITY/WESTERN DBQ SCH/UR 36 INCREM	31181	31182	0
PEOSTA CITY/WESTERN DBQ SCH/UR51 INCREMENT	31287	31288	0
PEOSTA CITY AG/WESTERN DBQ SCH/UR51 INCREMENT	31289	31290	0
PEOSTA CITY/WESTERN DBQ SCH/UR52 INCREMENT	31291	31292	0
PEOSTA CITY AG/WESTERN DBQ SCH/UR52 INCREMENT	31293	31294	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,063,518	45,297,034	0	0	73,360,552	0	73,360,552
Taxable	0	0	25,257,166	40,767,331	0	0	66,024,497	0	66,024,497
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **12,893** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 294,535  
 TIF Sp. Revenue Fund Interest: 562  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 295,097**

Rebate Expenditures: 131,458  
 Non-Rebate Expenditures: 186,056  
 Returned to County Treasurer: 0  
**Total Expenditures: 317,514**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **-9,524** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL

### Kapp Court Water Main Looping Project

Description:	Loop water on Kapp Court for better fire protection for businesses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Hwy 20 water/sewer crossing project

Description:	Extend water & sewer main to East Peosta Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Lagoon Aeration Project

Description:	Add aeration to lagoon cells to expand capacity
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Main Lift Station Upgrades

Description:	Upsize pumps/control system for lift station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Bodine Electric Development Agreement

Description:	Payments to Bodine for expansion project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Berry Plastics Development Agreement

Description:	Payments to Berry Plastics for expansion project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Fareway Stores, Inc.

Description:	Payments to Fareway to construct a new grocery store
Classification:	Commercial - retail
Physically Complete:	No



# Debts/Obligations For PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL

## 2008 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	80,000
Interest:	3,440
Total:	83,440
Annual Appropriation?:	No
Date Incurred:	10/26/2008
FY of Last Payment:	2016

## Bodine Electric Rebate

Debt/Obligation Type:	Rebates
Principal:	1,261,009
Interest:	0
Total:	1,261,009
Annual Appropriation?:	Yes
Date Incurred:	09/20/2009
FY of Last Payment:	2022

## Berry Plastics Rebate

Debt/Obligation Type:	Rebates
Principal:	1,048,626
Interest:	0
Total:	1,048,626
Annual Appropriation?:	Yes
Date Incurred:	10/23/2011
FY of Last Payment:	2024

## Bond Paying Agent Fees (2008 GO)

Debt/Obligation Type:	Other Debt
Principal:	500
Interest:	0
Total:	500
Annual Appropriation?:	No
Date Incurred:	10/26/2008
FY of Last Payment:	2016

## 2012 Advance Refunding (Refund 2007 GO)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	290,000
Interest:	17,793
Total:	307,793
Annual Appropriation?:	No

Date Incurred:	01/26/2012
FY of Last Payment:	2018

### **Bond Paying Agent Fees (2012 GO)**

Debt/Obligation Type:	Other Debt
Principal:	375
Interest:	0
Total:	375
Annual Appropriation?:	No
Date Incurred:	01/26/2012
FY of Last Payment:	2018

### **Fareway Stores Rebate**

Debt/Obligation Type:	Rebates
Principal:	815,000
Interest:	0
Total:	815,000
Annual Appropriation?:	Yes
Date Incurred:	03/22/2016
FY of Last Payment:	2038

## Non-Rebates For PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL

TIF Expenditure Amount:	11,515
Tied To Debt:	2012 Advance Refunding (Refund 2007 GO)
Tied To Project:	Kapp Court Water Main Looping Project

TIF Expenditure Amount:	27,089
Tied To Debt:	2012 Advance Refunding (Refund 2007 GO)
Tied To Project:	Hwy 20 water/sewer crossing project

TIF Expenditure Amount:	63,387
Tied To Debt:	2012 Advance Refunding (Refund 2007 GO)
Tied To Project:	Lagoon Aeration Project

TIF Expenditure Amount:	83,440
Tied To Debt:	2008 GO
Tied To Project:	Main Lift Station Upgrades

TIF Expenditure Amount:	500
Tied To Debt:	Bond Paying Agent Fees (2008 GO)
Tied To Project:	Main Lift Station Upgrades

TIF Expenditure Amount:	14
Tied To Debt:	2012 Advance Refunding (Refund 2007 GO)
Tied To Project:	Kapp Court Water Main Looping Project

TIF Expenditure Amount:	33
Tied To Debt:	2012 Advance Refunding (Refund 2007 GO)
Tied To Project:	Hwy 20 water/sewer crossing project

TIF Expenditure Amount:	78
Tied To Debt:	2012 Advance Refunding (Refund 2007 GO)
Tied To Project:	Lagoon Aeration Project

## **Rebates For PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL**

### **19225 Kapp Drive**

TIF Expenditure Amount:	75,136
Rebate Paid To:	Bodine Electric
Tied To Debt:	Bodine Electric Rebate
Tied To Project:	Bodine Electric Development Agreement
Projected Final FY of Rebate:	2022

### **19101 Kapp Drive**

TIF Expenditure Amount:	56,322
Rebate Paid To:	Berry Plastics
Tied To Debt:	Berry Plastics Rebate
Tied To Project:	Berry Plastics Development Agreement
Projected Final FY of Rebate:	2024

### **8400 NICC Drive**

TIF Expenditure Amount:	0
Rebate Paid To:	Fareway Stores, Inc.
Tied To Debt:	Fareway Stores Rebate
Tied To Project:	Fareway Stores, Inc.
Projected Final FY of Rebate:	2038

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### TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR 13 INCREM  
 TIF Taxing District Inc. Number: 31095  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1989

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,063,518	45,297,034	0	0	73,360,552	0	73,360,552
Taxable	0	0	25,257,166	40,767,331	0	0	66,024,497	0	66,024,497
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,442,282	66,024,497	12,393,446	53,631,051	1,345,865

FY 2016 TIF Revenue Received: 294,535

### TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY AG/WESTERN DBQ SCH/UR13 INCREMENT  
 TIF Taxing District Inc. Number: 31148  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,670	0	0	0	0

FY 2016 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR 36 INCREM  
 TIF Taxing District Inc. Number: 31182  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,527	0	0	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR51 INCREMENT  
 TIF Taxing District Inc. Number: 31288  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	101,300	0	0	0	0

FY 2016 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY AG/WESTERN DBQ SCH/UR51 INCREMENT  
 TIF Taxing District Inc. Number: 31290  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	131,207	0	0	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR52 INCREMENT  
 TIF Taxing District Inc. Number: 31292  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: PEOSTA (31G297)  
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK UR13 URBAN RENEWAL (31006)  
 TIF Taxing District Name: PEOSTA CITY AG/WESTERN DBQ SCH/UR52 INCREMENT  
 TIF Taxing District Inc. Number: 31294

TIF Taxing District Base Year:	2006	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

**TIF Taxing District Value by Class - 1/1/2014 for FY 2016**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	<b>Frozen Base Value</b>	<b>Max Increment Value</b>	<b>Increment Used</b>	<b>Increment Not Used</b>	<b>Increment Revenue Not Used</b>
Fiscal Year 2016	2,238	0	0	0	0

FY 2016 TIF Revenue Received: 0